

UNOFFICIAL COPY

FORM 4111

DOCUMENT NO.

1033071

STATUTORY FEDERAL TAX LIEN SEARCH

PRESENT PARTIES IN INTEREST:

1st Mort on of Blue Island (203)

DATE OF SEARCH:

5-31-90VF

787256

RESULT OF SEARCH:

NONE

INTENDED GRANTEEES OR ASSIGNEES:

RESULT OF SEARCH:

Property of Cook County Clerk's Office

COOK COUNTY CLERK'S OFFICE
FILE COMPANY
BOX 1 (6)

#

TRUST DEED

UNOFFICIAL COPY

3885213

(FIRST NATIONAL BANK, TRUSTEE)

THE ABOVE SPACE FOR RECORDERS USE ONLY

THIS INDENTURE, made MAY 21ST 1990, between FIRST NATIONAL BANK OF BLUE ISLAND,

a Corporation, duly organized and existing under the laws of the United States, and qualified to do a trust business under and by virtue of the laws of the State of Illinois, doing business in Blue Island, Illinois, not personally but as Trustee under the Provisions of a Deed or Deeds in trust duly recorded and delivered to said Company in pursuance of a Trust Agreement dated JANUARY 29, 1968 and known as trust number 68032, herein referred to as "First Party," and FLEET FINANCE, INC.

an Illinois corporation, herein referred to as TRUSTEE, witnesseth:

THAT, WHEREAS First Party has concurrently herewith executed an instalment note bearing even date herewith in the principal Sum of FORTY FIVE THOUSAND, THREE HUNDRED FIFTY EIGHT DOLLARS AND FIFTY SEVEN CENTS*****

Dollars,

made payable to BENNER FLEET FINANCE, INC.

and delivered, in and by which said Note the First Party promises to pay out of that portion of the trust estate subject to said Trust Agreement and hereinafter specifically described, the said principal sum and interest from MAY 21, 1990

per annum in instalments as follows: EIGHT HUNDRED TWENTY SIX DOLLARS AND TWO CENTS*****

Dollars on the 4TH day of JULY, 1990 and SIX HUNDRED FIFTY NINE AND THREE CENTS*****

Dollars on the 4TH day of each MONTH thereafter until said note is fully paid except that the final payment of principal and interest, if not sooner paid, shall be due on the 4TH day of JUNE, 2002

All such payments on account of the indebtedness evidenced by said note to be first applied to interest on the unpaid principal balance and the remainder to principal provided that the principal of each instalment unless paid when due shall bear interest at the rate of 15.61 per cent per annum, and all of said principal and interest being made payable at the offices of the First National Bank of Blue Island, in Blue Island, Illinois, or at such place as the Holders of the Note may, from time to time, appoint in writing.

NOW, THEREFORE, First Party to secure the payment of the said principal sum of money and said interest in accordance with the terms, provisions and limitations of this trust deed, and also in consideration of the sum of One Dollar in hand paid, the receipt whereof is hereby acknowledged, does by these presents grant, remise, release, and convey unto the Trustee, its successors and assigns, the following described Real Estate situate, lying and being in the County of COOK and State of Illinois, to wit:

NOTE IDENTIFIED

LOT 24 IN HOEKSTRA'S 4TH ADDITION TO DUTCH VALLEY BEING A SUBDIVISION OF PART OF LOTS 1, 2, AND 3 OF ANKERS SUBDIVISION OF THE WEST HALF OF THE NORTHEAST QUARTER AND THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED ON MARCH 8, 1960 AS DOCUMENT 17799211 AND FILED IN REGISTRAR'S OFFICE ON THE SAME DATE AS DOCUMENT NO. LR 1911879 IN COOK COUNTY, ILLINOIS.

TAX I.D. NUMBER: 29-23-118-027 AND 29-23-118-028. COMMONLY KNOWN AS: 16411 UNIVERSITY AVE, SOUTH HOLLAND, ILLINOIS 60473

THIS INSTRUMENT WAS PREPARED BY: M. SYLVESTER MAIL TO: FLEET FINANCE, INC. 925 W. 175th ST. HOMewood, ILLINOIS 60430

IT IS EXPRESSLY UNDERSTOOD THAT THE ADDRESSES BORROWERS ARE THE OFFICES OF FIRST NATIONAL BANK OF BLUE ISLAND, TRUSTEE NO. 13067 S. WESTERN AVENUE AND IS NOT THE TRUSTEE.

which, with the property hereinafter described, is referred to herein as the "Premises." TOGETHER with all improvements, tenements, assessments, fixtures, and appurtenances thereto belonging, and all rents, issues and profits thereof for so long and during all such times as First Party, its successors or assigns may be entitled thereto (which are pledged primarily and on a parity with said real estate and not secondarily), and all apparatus, equipment or articles now or hereafter therein or thereon used to supply heat, gas, air conditioning, water, light, power, refrigeration (whether single units or centrally controlled), and ventilation, including (without restricting the foregoing), screens, window shades, storm doors and windows, floor coverings, inlaid beds, swings, stoves and water heaters. All of the foregoing are declared to be a part of said real estate whether physically attached thereto or not, and it is agreed that all similar apparatus, equipment or articles hereafter placed in the premises by First Party or its successors, or assigns shall be considered as constituting part of the real estate.

TO HAVE AND TO HOLD the premises unto the said Trustee, its successors and assigns, forever, for the purposes, and upon the uses and trusts hereinafter set forth.

IT IS FURTHER UNDERSTOOD AND AGREED THAT 1. Until the indebtedness aforesaid shall be fully paid, and in case of the failure of First Party, its successors or assigns to: (1) promptly repair, restore or rebuild any buildings or improvements now or hereafter on the premises which may become damaged or be destroyed, (2) keep said premises in good condition and repair, without waste, and free from mechanic's or other liens or claims for lien not expressly subordinated to the lien hereof, (3) pay when due any indebtedness which may be secured by a lien or charge on the premises superior to the lien hereof, and upon request exhibit satisfactory evidence of the discharge of such prior lien to Trustee or to holders of the notes, (4) complete within a reasonable time any building or buildings now or at any time in process of erection upon said premises, (5) comply with all requirements of law or municipal ordinances with respect to the premises and the use thereof, (6) refrain from making material alterations in said premises except as required by law or municipal ordinance, (7) pay before any penalty attaches all general taxes, and pay special taxes, special assessments, water charges, sewer service charges, and other charges against the premises when due, and upon written request, to furnish to Trustee or to holders of the note duplicate receipts therefor, (8) pay in full under protest, in the manner provided by statute, any tax or assessment which First Party may desire to contest, (9) keep all buildings and improvements now or hereafter situated on said premises insured against loss or damage by fire, lightning or windstorm and flood damage, where the lender is required by law to have its loan insured under policies providing for payment by the insurance companies of moneys sufficient either to pay the cost of replacing or repairing the same or to pay in full the indebtedness secured hereby, all in compliance satisfactory to the holders of the note, under insurance policies payable, in case of loss or damage, to Trustee for the benefit of the holders of the note, such rights to be evidenced by the standard mortgage clause to be attached to each policy, and to

3885213

DELIVERY IN DUPLICATE

3885213 STREET CITY INSTRUCTIONS

FLEET FINANCE, INC. 925 W. 175th ST. HOMewood, ILLINOIS 60430 REGISTRAR OF TITLES

FOR RECORDERS INDEX PURPOSES INSERT STREET ADDRESS OF ABOVE DESCRIBED PROPERTY HERE.

THIS DOCUMENT PREPARED BY:

FIRST NATIONAL BANK OF BLUE ISLAND 13067 S. WESTERN AVENUE BLUE ISLAND, ILLINOIS 60408

GREATER ILLINOIS TITLE COMPANY BOX 116

UNOFFICIAL COPY

deliver all policies, including additional annual renewal policies, in a case of insurance about to expire, to deliver renewal policies not less than ten days prior to the respective dates of expiration...

- 1. Mortgage shall be liable for the payment of all general real estate taxes and shall deposit or cause to be deposited with the Trustee named in this Trust Deed or with the legal holder of the note referred to herein on the due date of each and every month during the term of said loan a sum equal to one twelfth of the estimated general real estate taxes next accruing against said premises...

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THIS TRUST DEED IS EXECUTED BY THE FIRST NATIONAL BANK OF BLUE ISLAND, not personally but as Trustee as aforesaid in the exercise of the power and authority conferred upon and vested in it as such Trustee...

FIRST NATIONAL BANK OF BLUE ISLAND, NOT PERSONALLY, BUT AS TRUSTEE UNDER TRUST # 8633

By [Signature] Assistant Vice-President
Attest [Signature] Assistant Secretary

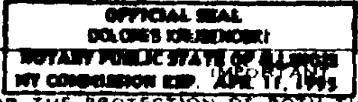
STATE OF ILLINOIS)
COUNTY OF COOK) SS.

I, [Signature] a Notary Public in and for said County, in the state aforesaid, DO HEREBY

CERTIFY, that William H. Thomson Vice-President of the FIRST NATIONAL BANK OF BLUE ISLAND, and Michael Scudder Assistant Secretary of said Company, who are personally known to me to be

the same persons whose names are subscribed to the foregoing instrument as such Assistant Vice-President and Assistant Secretary, respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act and as the free and voluntary act of said Company, as Trustee as aforesaid, for the uses and purposes therein set forth...

Given under my hand and Notarial Seal this 25th day of May, 1990



[Signature] Notary Public

FOR THE PROTECTION OF BOTH THE BORROWER AND LENDER THE NOTE SECURED BY THIS TRUST DEED SHOULD BE IDENTIFIED BY THE TRUSTEE NAMED HERE IN BEFORE THE TRUST DEED IS FILED FOR RECORD.

The Instrument Note mentioned in the within Trust Deed has been identified herewith under Identification No. [Blank] Trustee